

LOCATION MAP
NOT-TO-SCALE

LEGEND

| | | | |
|--------|---|------------|---|
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | VOL | VOLUME |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | PG | PAGE(S) |
| NCB | NEW CITY BLOCK | ROW | RIGHT-OF-WAY |
| OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| | | 1234.56 | MINIMUM FINISHED FLOOR ELEVATION |
| --- | EXISTING CONTOURS | | |
| --- | PROPOSED CONTOURS | | |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (FEMA PANEL 48029C0115F, DATED SEPTEMBER 29, 2010) | | |
| 1 | VARIABLE WIDTH ELECTRIC EASEMENT (VOL 15790, PGS 2484-2495 OPR) | 5 | 20' INGRESS/EGRESS EASEMENT |
| 2 | 12' SANITARY SEWER EASEMENT (VOL 9644, PGS 187-190 DPR) | 6 | 30' INGRESS/EGRESS EASEMENT |
| 3 | 1' VEHICULAR NON-ACCESS EASEMENT (VOL 9710, PGS 194 DPR) | 7 | 14' PUBLIC SANITARY SEWER EASEMENT |
| 4 | 10' GAS AND TELEPHONE EASEMENT (VOL 9710, PGS 194 DPR) | 8 | 12' PUBLIC SANITARY SEWER EASEMENT |
| 5 | 10' PUBLIC WATER EASEMENT (VOL 9710, PGS 194 DPR) | 9 | 14' PUBLIC SANITARY SEWER EASEMENT (ON-SITE) |
| 6 | 16' PUBLIC SANITARY SEWER EASEMENT (VOL 9710, PGS 194 DPR) | 10 | VARIABLE WIDTH PUBLIC WATER EASEMENT |
| 7 | 10' GAS & UNDERGROUND TELEPHONE EASEMENT | 11 | 25'X25' PUBLIC SANITARY SEWER EASEMENT |
| 8 | 10' PUBLIC WATER EASEMENT | 12 | OFF-SITE VARIABLE WIDTH PUBLIC SANITARY SEWER EASEMENT (0.014 ACRE) |
| 9 | VARIABLE WIDTH DRAINAGE EASEMENT | 13 | 6.5'X25' PUBLIC SANITARY SEWER EASEMENT |
| 10 | 20' INGRESS/EGRESS EASEMENT OFF-SITE (0.233 ACRE) | | |

INGRESS/EGRESS SEWER:

"THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT"

INGRESS/EGRESS WATER:

"THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT"

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "GIBBONS" UNLESS NOTED OTHERWISE.
- BEARING ROTATION IS BASED ON GPS OBSERVATIONS. DATUM IS NAD83.
- DIMENSIONS SHOWN ARE SURFACE.
- COORDINATES ALL TEXAS STATE PLANE, SOUTH CENTRAL ZONE SHOWN IN GRID.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: GIBBONS SURVEY & MAPPING, INC.

Gary A. Gibbons
REGISTERED PROFESSIONAL LAND SURVEYOR

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2 ACCESS POINTS ALONG CHARLES ANDERSON LOOP 1604, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1237.80'.

TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI) STORM WATER: FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#2158451) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(c).

FIRE DEPARTMENT ACCESS EASEMENT NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(i)(3).

SAWS HIGH PRESSURE NOTE:

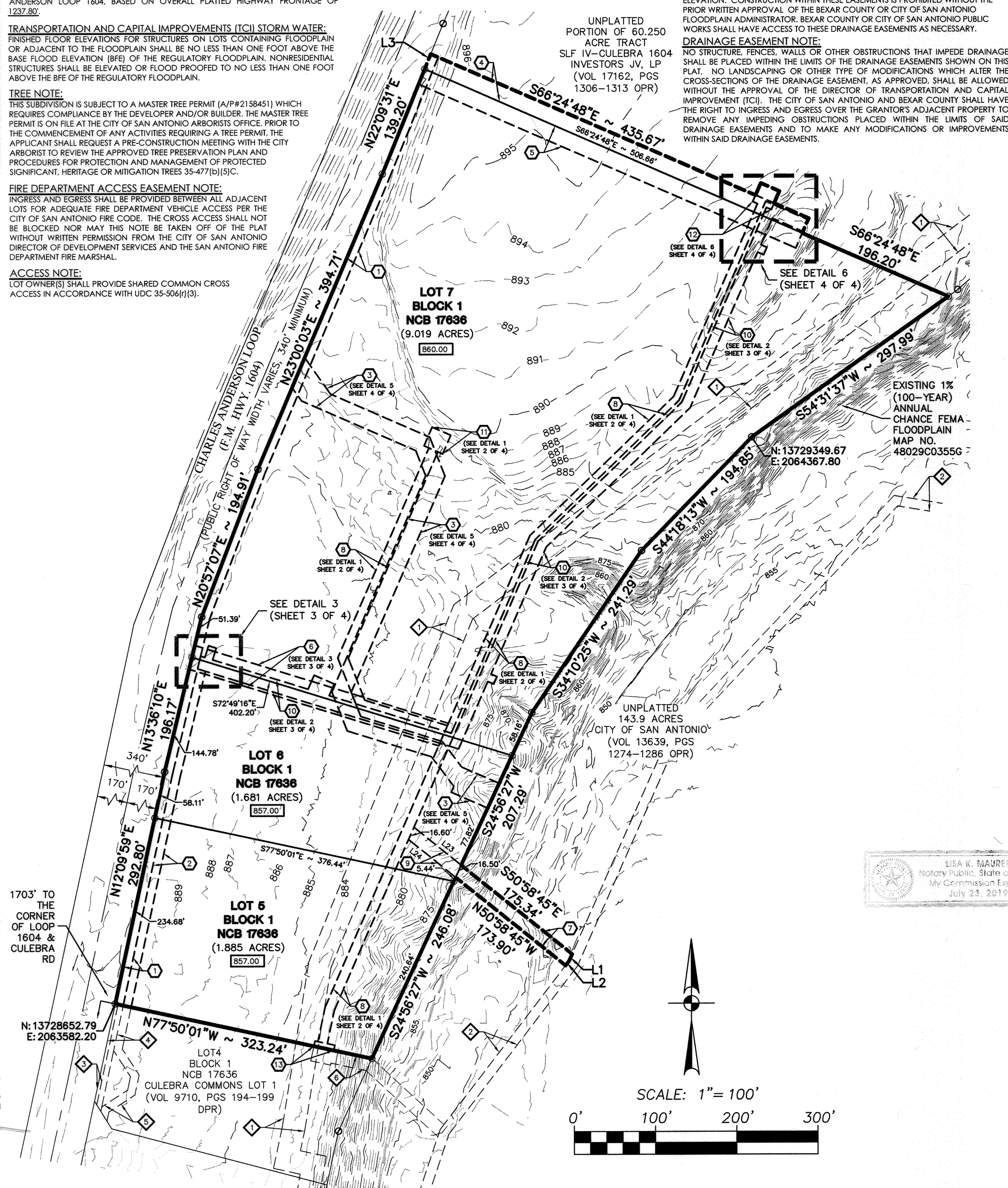
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

FLOOD ZONE NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0355G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENT (TCI). THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.



PLAT NUMBER 160223

SUBDIVISION PLAT OF CULEBRA COMMONS PHASE 1

ESTABLISHING LOTS 5, 6 & 7 BLOCK 1 NCB 17636 INCLUDING 0.306 ACRES OF OFFSITE EASEMENTS BEING A 12.891 ACRE TRACT OF LAND OUT OF A 60.250 ACRE TRACT OF LAND CONVEYED TO SLF IV-CULEBRA 1604 INVESTORS JV, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17162, PAGES 1306-1313 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND THE 143.90 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO DEED RECORDED IN VOLUME 13639, PAGES 1274-1286, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE AJ LESLIE SURVEY NUMBER 217, ABSTRACT 436, COUNTY BLOCK 4415, IN NEW CITY BLOCK 17636, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PRINT: February 20, 2017

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CITY OF SAN ANTONIO
PO BOX 839966
SAN ANTONIO, TEXAS 78283
(210) 207-8025

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: STEVE BRAHA
SLF IV - CULEBRA 1604 INVESTORS JV, L.P.,
A TEXAS LIMITED PARTNERSHIP;
BY: SLF IV - CULEBRA 1604 GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER.
10003 NW MILITARY HWY, STE 2205
SAN ANTONIO, TEXAS 78231
NO. (210) 593-0777

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVE BRAHA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF February 20, A.D. 2017.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF CULEBRA COMMONS PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

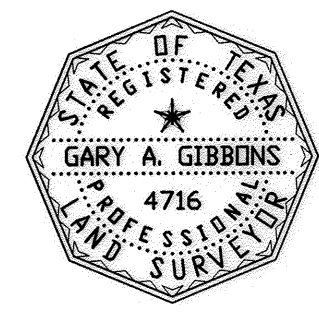
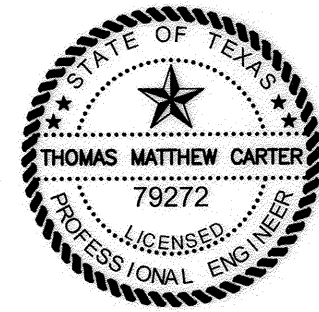
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____, AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____, AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

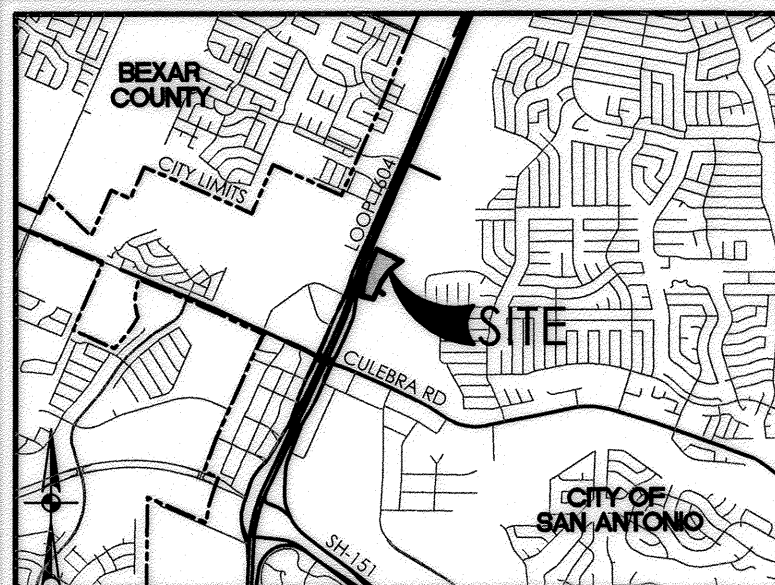
BY: _____, DEPUTY



P.O. Box 700576,
San Antonio, Texas
78270-0576
(210) 366-4600
(FAX) 366-4673

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 4



LOCATION MAP
NOT-TO-SCALE

LEGEND

| | | | |
|--------|---|----------------------------------|--|
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | VOL | VOLUME |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | PG | PAGE(S) |
| NCB | NEW CITY BLOCK | ROW | RIGHT-OF-WAY |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | FOUND | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| | | MINIMUM FINISHED FLOOR ELEVATION | |
| | | 1234.56 | |

--- 1140 --- EXISTING CONTOURS
--- 1140 --- PROPOSED CONTOURS
--- 1140 --- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (FEMA PANEL 48022C0115F, DATED SEPTEMBER 29, 2010)

| LINE # | BEARING | LENGTH |
|--------|-------------|--------|
| L1 | S23°54'20"W | 9.19' |
| L2 | S37°35'42"W | 7.13' |
| L3 | N22°09'31"E | 20.01' |
| L4 | S35°17'57"E | 54.84' |
| L5 | S21°24'48"E | 51.40' |
| L6 | N37°04'10"W | 39.99' |
| L7 | S66°24'48"E | 50.10' |
| L8 | N66°24'48"W | 48.96' |
| L9 | N23°35'12"E | 8.07' |
| L10 | S37°04'10"E | 45.67' |
| L11 | S35°17'57"E | 20.09' |
| L12 | S66°24'48"E | 25.00' |
| L13 | S23°35'12"W | 25.00' |
| L14 | N66°24'48"W | 25.00' |

| LINE # | BEARING | LENGTH |
|--------|-------------|--------|
| L15 | N23°35'12"E | 25.00' |
| L16 | S72°49'16"E | 5.51' |
| L17 | S66°24'48"E | 8.00' |
| L18 | S23°35'12"W | 10.00' |
| L19 | N66°24'48"W | 8.00' |
| L20 | S66°24'48"E | 8.00' |
| L21 | S23°35'12"W | 10.00' |
| L22 | N66°24'48"W | 8.00' |
| L23 | S50°58'45"E | 74.82' |
| L24 | N50°58'45"W | 74.41' |

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "GIBBONS" UNLESS NOTED OTHERWISE.
2. BEARING ROTATION IS BASED ON GPS OBSERVATIONS. DATUM IS NAD83.
3. DIMENSIONS SHOWN ARE SURFACE.
4. COORDINATES ALL TEXAS STATE PLANE, SOUTH CENTRAL ZONE SHOWN IN GRID.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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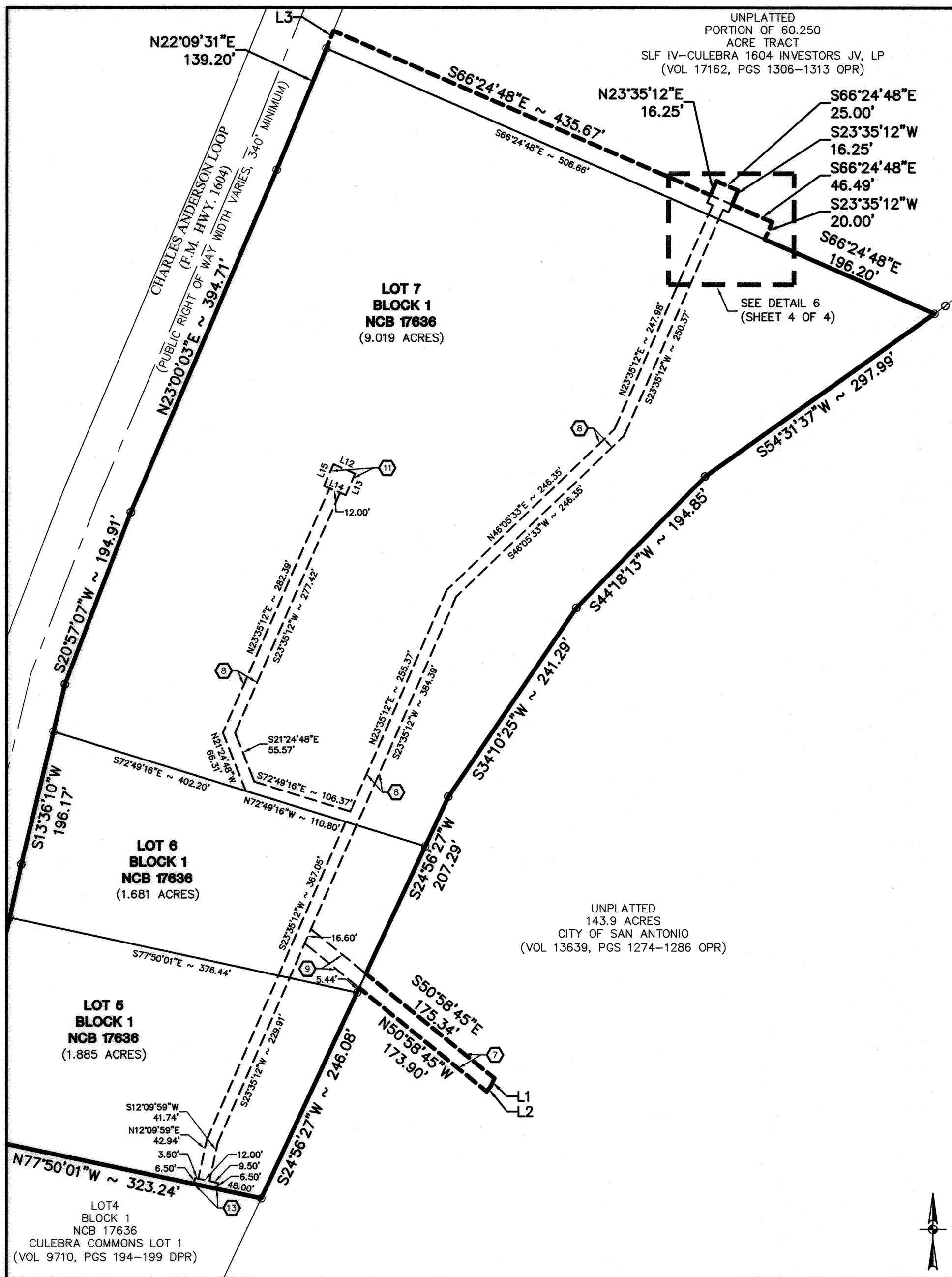
STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: GIBBONS SURVEYING & MAPPING, INC.

Gary A. Gibbons
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL 1

PUBLIC SANITARY SEWER EASEMENTS
SCALE: 1"= 100'



P.O. Box 700576,
San Antonio, Texas
78270-0576
(210) 366-4600
(FAX) 366-4673

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

PLAT NUMBER 160223

SUBDIVISION PLAT
OF
CULEBRA COMMONS PHASE 1

ESTABLISHING LOTS 5, 6 & 7 BLOCK 1 NCB 17636 INCLUDING 0.306 ACRES OF OFFSITE EASEMENTS BEING A 12.891 ACRE TRACT OF LAND OUT OF A 60.250 ACRE TRACT OF LAND CONVEYED TO SLF IV-CULEBRA 1604 INVESTORS JV, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17162, PAGES 1306-1313 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND THE 143.90 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO DEED RECORDED IN VOLUME 13639, PAGES 1274-1286, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE AJ LESUE SURVEY NUMBER 217, ABSTRACT 436, COUNTY BLOCK 4415, IN NEW CITY BLOCK 17636, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9900
TPPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PRINT: February 20, 2017

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CITY OF SAN ANTONIO
PO BOX 839966
SAN ANTONIO, TEXAS 78283
(210) 207-8025

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

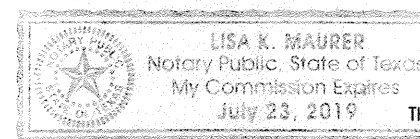
STATE OF TEXAS
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OWNER/DEVELOPER: STEVE BRAHA
SLF IV - CULEBRA 1604 INVESTORS JV, L.P.,
A TEXAS LIMITED PARTNERSHIP;
BY: SLF IV - CULEBRA 1604 GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER,
10003 NW MILITARY HWY, STE 2205
SAN ANTONIO, TEXAS 78231
NO. (210) 593-0777

STATE OF TEXAS
COUNTY OF BEXAR

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Lisa K. Maurer
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF CULEBRA COMMONS PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

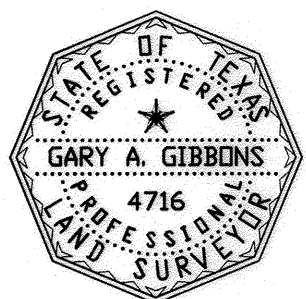
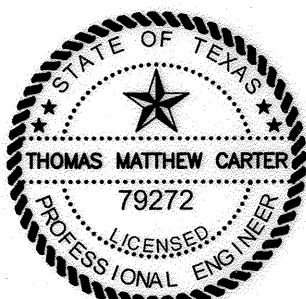
STATE OF TEXAS
COUNTY OF BEXAR

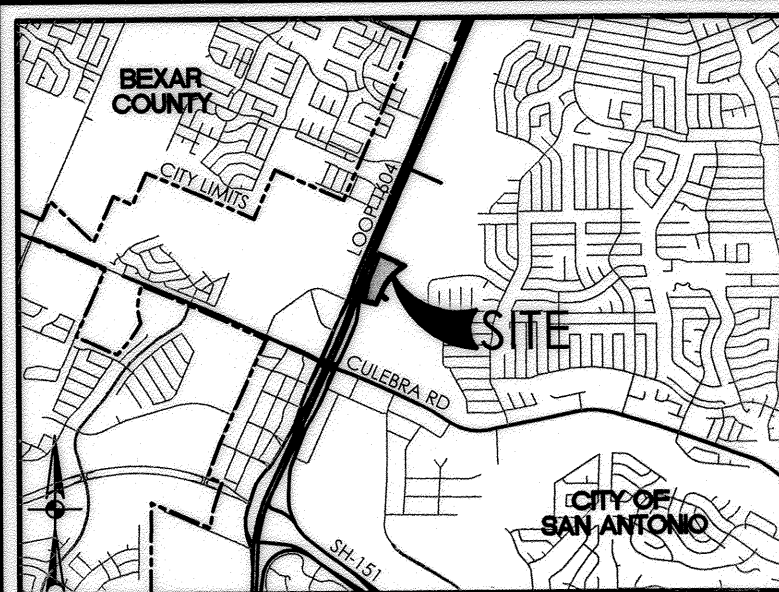
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 4

BY: _____, DEPUTY





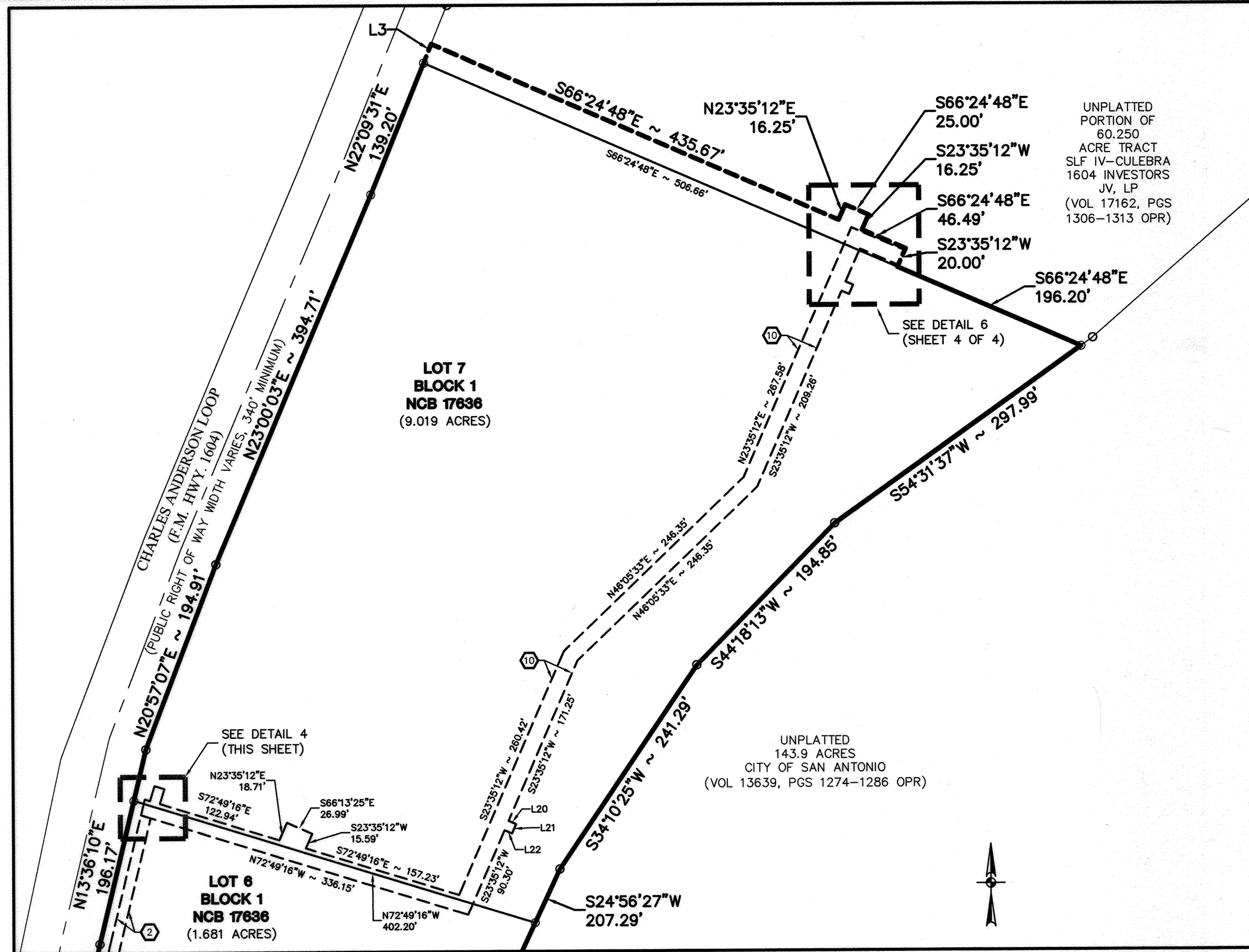
LOCATION MAP
NOT-TO-SCALE

LEGEND

| | | | |
|--------|---|------------|--|
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | VOL PG ROW | VOLUME PAGE(S) RIGHT-OF-WAY FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | 1234.56 | MINIMUM FINISHED FLOOR ELEVATION |
| NCB | NEW CITY BLOCK (SURVEYOR) | | |
| OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | | |
| --- | EXISTING CONTOURS | | |
| --- | PROPOSED CONTOURS | | |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (FEMA PANEL 48029C0115F, DATED SEPTEMBER 29, 2010) | | |

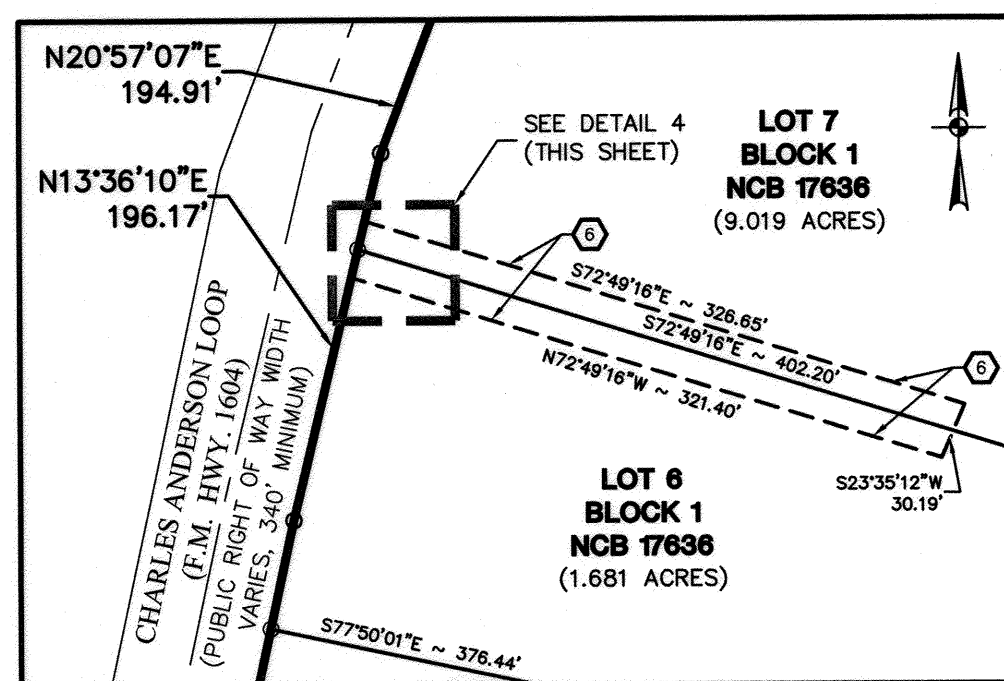
| LINE # | BEARING | LENGTH |
|--------|-------------|--------|
| L1 | S23°54'20"W | 9.19' |
| L2 | S37°35'42"W | 7.13' |
| L3 | N22°09'31"E | 20.01' |
| L4 | S35°17'57"E | 54.84' |
| L5 | S21°24'48"E | 51.40' |
| L6 | N37°04'10"W | 39.99' |
| L7 | S66°24'48"E | 50.10' |
| L8 | N66°24'48"W | 48.96' |
| L9 | N23°35'12"E | 8.07' |
| L10 | S37°04'10"E | 45.67' |
| L11 | S35°17'57"E | 20.09' |
| L12 | S66°24'48"E | 25.00' |
| L13 | S23°35'12"W | 25.00' |
| L14 | N66°24'48"W | 25.00' |

| LINE # | BEARING | LENGTH |
|--------|-------------|--------|
| L15 | N23°35'12"E | 25.00' |
| L16 | S72°49'16"E | 5.51' |
| L17 | S66°24'48"E | 8.00' |
| L18 | S23°35'12"W | 10.00' |
| L19 | N66°24'48"W | 8.00' |
| L20 | S66°24'48"E | 8.00' |
| L21 | S23°35'12"W | 10.00' |
| L22 | N66°24'48"W | 8.00' |
| L23 | S50°58'45"E | 74.82' |
| L24 | N50°58'45"W | 74.41' |



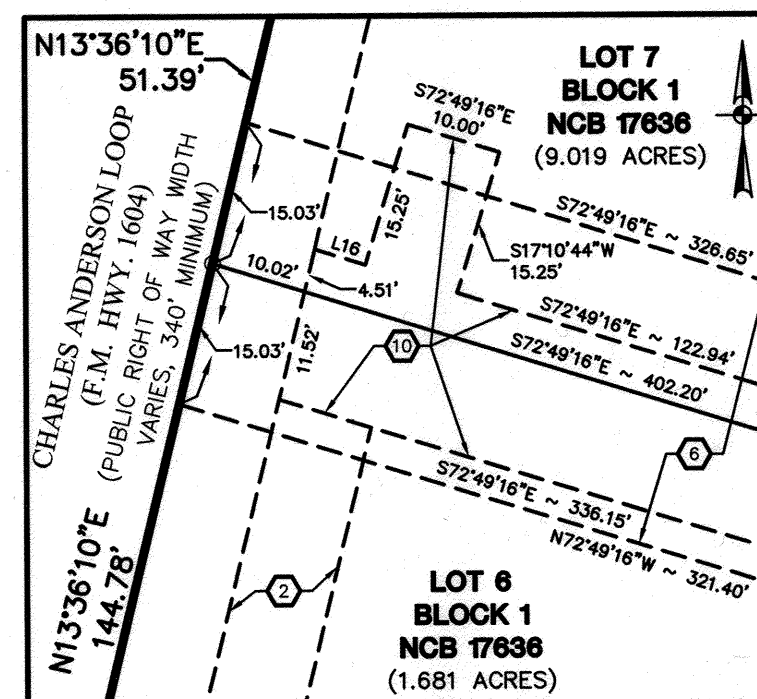
DETAIL 2

VARIABLE WITH PUBLIC WATER EASEMENT
SCALE: 1"= 100'



DETAIL 3

30' INGRESS/EGRESS EASEMENT
SCALE: 1"= 100'



DETAIL 4

SCALE: 1"= 20'

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "GIBBONS" UNLESS NOTED OTHERWISE.
- BEARING ROTATION IS BASED ON GPS OBSERVATIONS. DATUM IS NAD83.
- DIMENSIONS SHOWN ARE SURFACE.
- COORDINATES ALL TEXAS STATE PLANE, SOUTH CENTRAL ZONE SHOWN IN GRID.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: GIBBONS SURVEYING & MAPPING, INC.

Gary A. Gibbons
REGISTERED PROFESSIONAL LAND SURVEYOR



P.O. Box 700576,
San Antonio, Texas
78270-0576
(210) 366-4600
(FAX) 366-4673

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

PLAT NUMBER 160223

SUBDIVISION PLAT
OF
CULEBRA COMMONS PHASE 1

ESTABLISHING LOTS 5, 6 & 7 BLOCK 1 NCB 17636 INCLUDING 0.306 ACRES OF OFFSITE EASEMENTS BEING A 12.891 ACRE TRACT OF LAND OUT OF A 60.250 ACRE TRACT OF LAND CONVEYED TO SLF IV-CULEBRA 1604 INVESTORS JV, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17162, PAGES 1306-1313 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND THE 143.90 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO DEED RECORDED IN VOLUME 13639, PAGES 1274-1286, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE AJ LESLIE SURVEY NUMBER 217, ABSTRACT 436, COUNTY BLOCK 4415, IN NEW CITY BLOCK 17636, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028800

DATE OF PRINT: February 20, 2017

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CITY OF SAN ANTONIO
PO BOX 839966
SAN ANTONIO, TEXAS 78283
(210) 207-8025

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

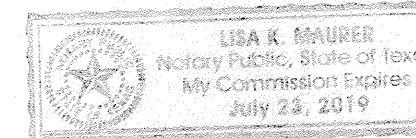
STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: STEVE BRAHA
SLF IV - CULEBRA 1604 INVESTORS JV, L.P.,
A TEXAS LIMITED PARTNERSHIP,
BY: SLF IV - CULEBRA 1604 GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER,
10003 NW MILITARY HWY, STE 2205
SAN ANTONIO, TEXAS 78231
NO. (210) 593-0777

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVE BRAHA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF February 20, A.D. 2017.



THIS PLAT OF CULEBRA COMMONS PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS: AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

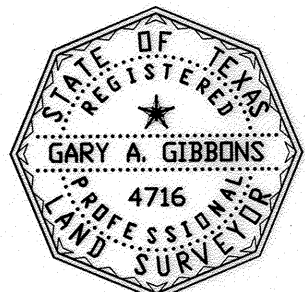
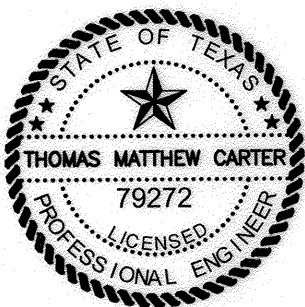
STATE OF TEXAS
COUNTY OF BEXAR

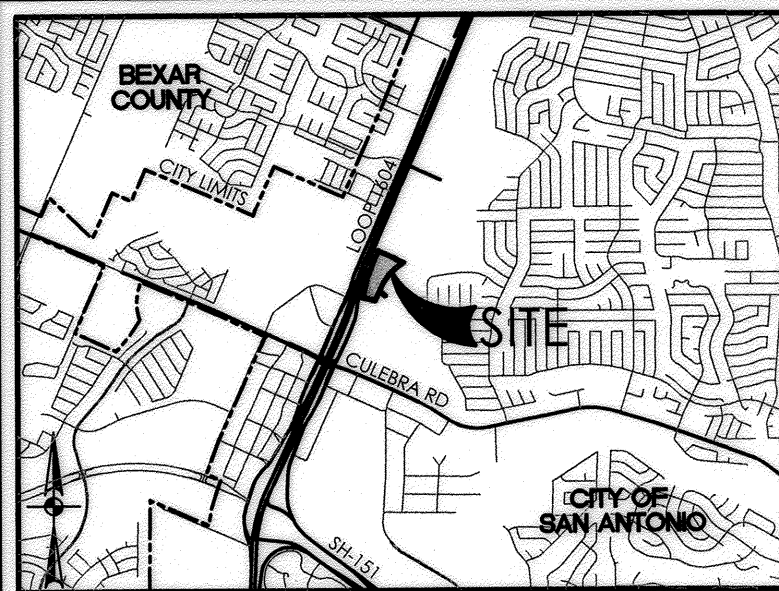
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 3 OF 4





LOCATION MAP
NOT-TO-SCALE

| LEGEND | |
|---------|---|
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION |
| NCB | NEW CITY BLOCK |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |
| 1140 | EXISTING CONTOURS |
| 1140 | PROPOSED CONTOURS |
| 1140 | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (FEMA PANEL 48029C0115F, DATED SEPTEMBER 29, 2010) |
| VOL | VOLUME |
| PG | PAGE(S) |
| ROW | RIGHT-OF-WAY |
| 1234.56 | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| 1234.56 | MINIMUM FINISHED FLOOR ELEVATION |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | BEARING | LENGTH |
| L1 | S23°54'20"W | 9.19' |
| L2 | S37°35'42"W | 7.13' |
| L3 | N22°09'31"E | 20.01' |
| L4 | S35°17'57"E | 54.84' |
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| LINE TABLE | | |
|------------|-------------|--------|
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| L23 | S80°58'45"E | 74.82' |
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SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "GIBBONS" UNLESS NOTED OTHERWISE.
- BEARING ROTATION IS BASED ON GPS OBSERVATIONS. DATUM IS NAD83.
- DIMENSIONS SHOWN ARE SURFACE.
- COORDINATES ALL TEXAS STATE PLANE, SOUTH CENTRAL ZONE SHOWN IN GRID.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERLAP EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGINGS OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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STATE OF TEXAS
COUNTY OF BEXAR

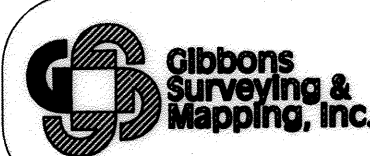
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STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: GIBBONS SURVEYING & MAPPING, INC.

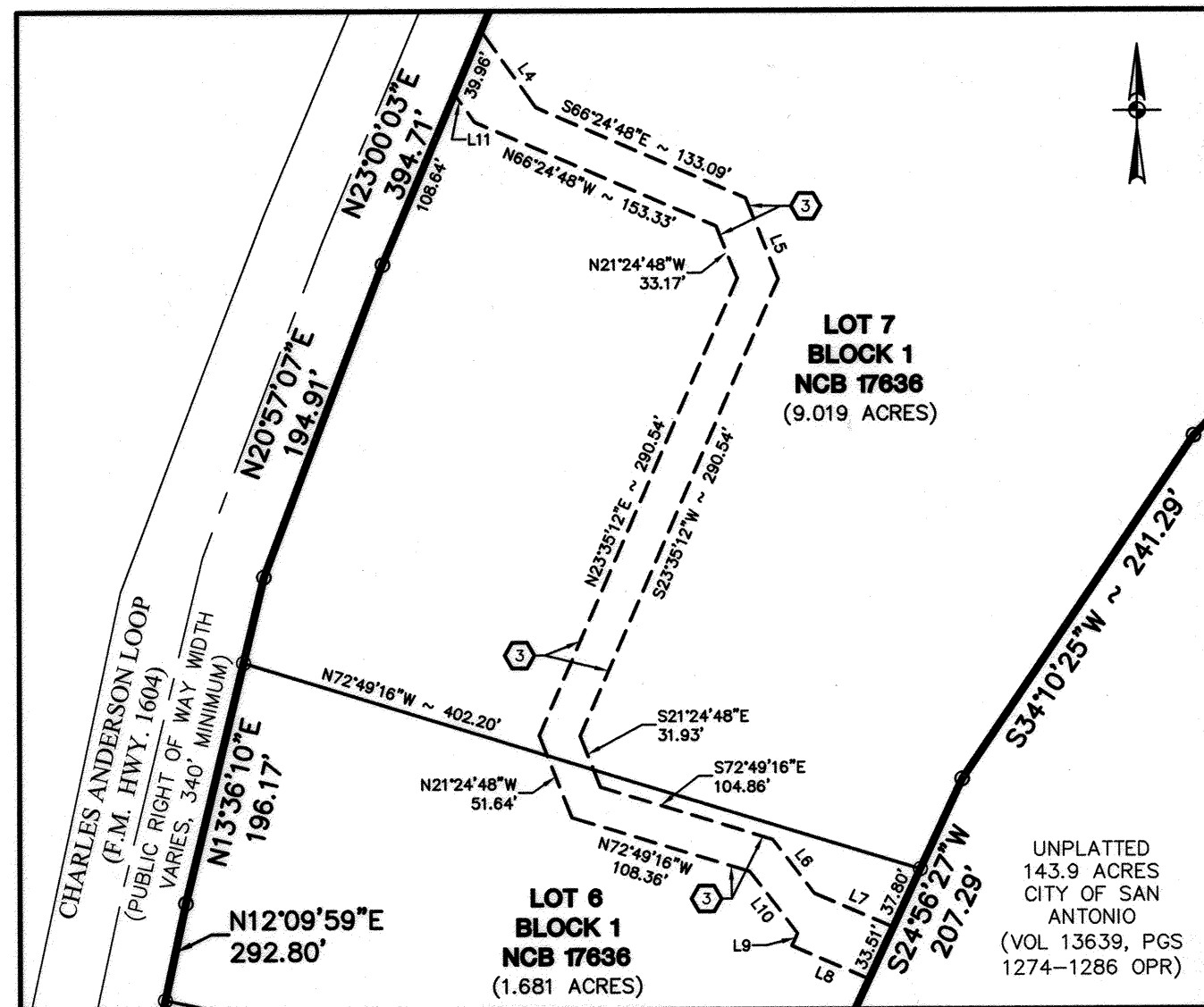
Gary A. Gibbons
REGISTERED PROFESSIONAL LAND SURVEYOR

4716

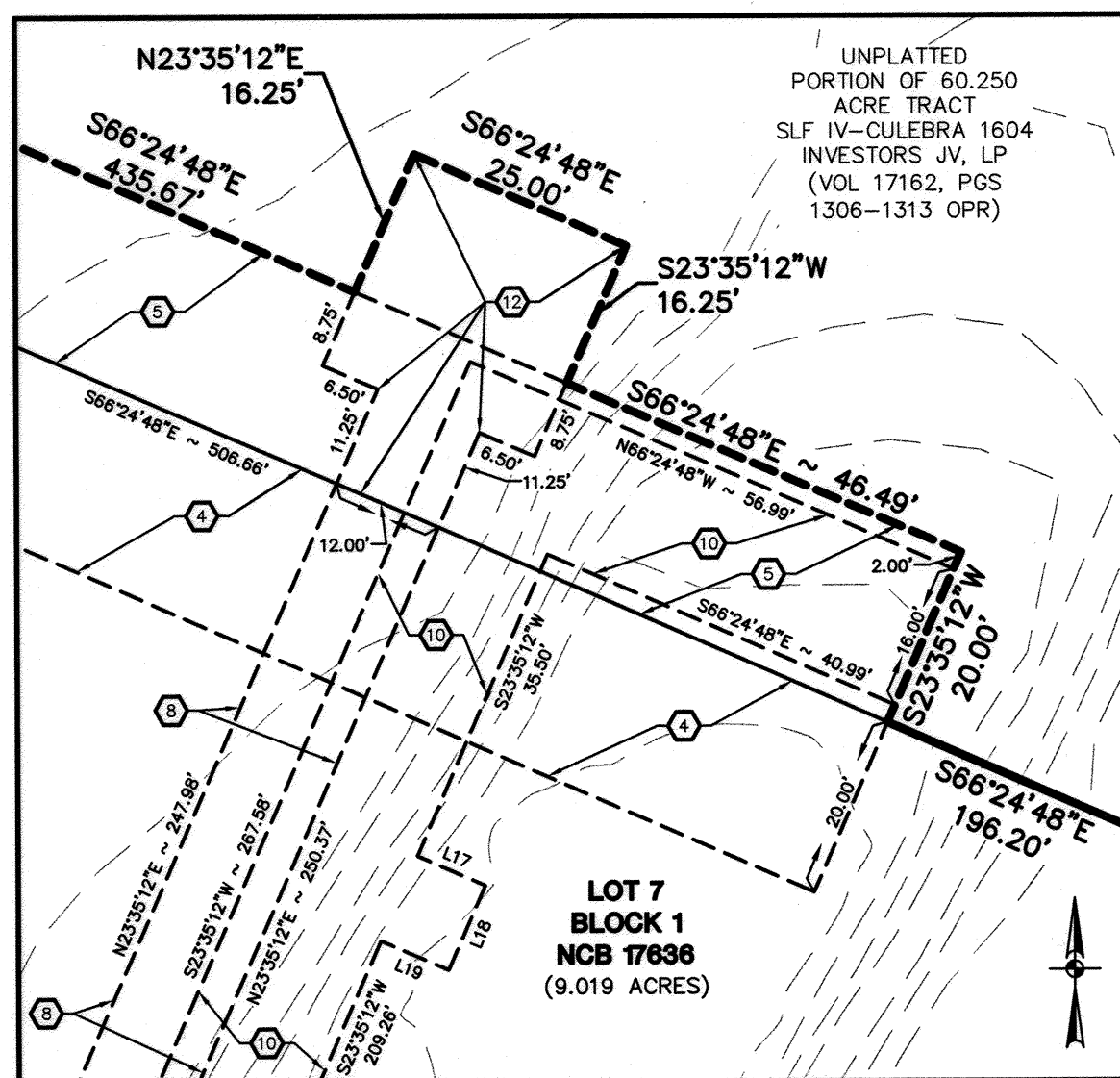


P.O. Box 700576,
San Antonio, Texas
78270-0576
(210) 366-4600
(FAX) 366-4673

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



DETAIL 5
VARIABLE WIDTH DRAINAGE EASEMENT
SCALE: 1"=100'



DETAIL 6
SCALE: 1"=20'

PLAT NUMBER 160223

SUBDIVISION PLAT OF CULEBRA COMMONS PHASE 1

ESTABLISHING LOTS 5, 6 & 7 BLOCK 1 NCB 17636 INCLUDING 0.306 ACRES OF OFFSITE EASEMENTS BEING A 12.891 ACRE TRACT OF LAND OUT OF A 60.250 ACRE TRACT OF LAND CONVEYED TO SLF IV-CULEBRA 1604 INVESTORS JV, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17162, PAGES 1306-1313 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND THE 143.90 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO DEED RECORDED IN VOLUME 13639, PAGES 1274-1286, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE AJ LESLIE SURVEY NUMBER 217, ABSTRACT 436, COUNTY BLOCK 4415, IN NEW CITY BLOCK 17636, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TSP# FIRM REGISTRATION #470 | TBL# FIRM REGISTRATION #10028800

DATE OF PRINT: February 20, 2017

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CITY OF SAN ANTONIO
PO BOX 839946
SAN ANTONIO, TEXAS 78283
(210) 207-8025

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

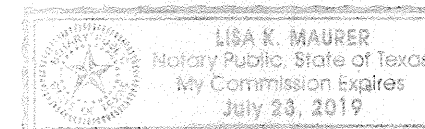
STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: STEVE BRAHA
SLF IV - CULEBRA 1604 INVESTORS JV, L.P.,
A TEXAS LIMITED PARTNERSHIP;
BY: SLF IV - CULEBRA 1604 GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER.
10003 NW MILITARY HWY, STE 2205
SAN ANTONIO, TEXAS 78231
NO. (210) 593-0777

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVE BRAHA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF February 20, A.D. 2017.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF CULEBRA COMMONS PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____, AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____, AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 4 OF 4

BY: _____, DEPUTY